

3-03.03 [Maintenance Provisions]

3-03.03-10 [Exterior Surfaces]

All exterior surfaces, including but not limited to, window frames, doors, door frames, cornices, porches, siding and trim shall be maintained in good condition.

- A. Every exterior wall and weather-exposed exterior surface or attachment shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or the occupied spaces of the building.
- B. All exterior wood surfaces shall be made substantially impervious to the adverse effects of weather by periodic application of an approved protective coating of weather-resistant preservative, and be maintained in good condition. Wood used in construction of permanent structures and located closer than six (6) inches to earth shall be treated wood or wood having a natural resistance to decay as required by the building and development codes.
- C. Exterior metal surfaces shall be protected from rust and corrosion.
- D. Every section of exterior brick, stone, masonry, or other veneer shall be maintained in a sound condition adequately supported and tied back to its supporting structure as determined by visual observation.

3-03.03-20 [Street Numbers]

Each structure to which a street number has been assigned shall have such number displayed in a position easily observable and readable from the public right-of-way as required by the Oregon Fire Code. Such numbers must be repaired, placed or replaced if missing, deteriorated or broken.

3-03.03-30 [Foundation Walls]

All foundation walls shall be maintained free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of pests or trespassers.

3-03.03-40 [Exterior Walls]

- A. All exterior walls shall be free from holes, breaks, loose or rotting materials.
- B. The use of tarps or similar material for emergency repair, or temporarily in place of a customary building component such as siding or a door shall not exceed ninety (90) days in any consecutive twelve (12) month period; provided, however, that this subsection is subject to, and does not supersede, the requirements of the Building and Fire Code. The use of tarps or similar material in place of a customary building component is not permitted under the Building Code.

3-03.03-50 [Roofs and Drainage]

The roof and flashing shall be sound, tight and not have defects. Roof drainage shall be adequate. Roof drains, gutters and down spouts shall be maintained in good repair. The use of tarps or similar material for emergency repair shall not exceed ninety (90) days in any consecutive twelve (12) month period.

3-03.03-60 [Decorative Features]

All cornices, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

3-03.03-70 [Windows and Doors]

Windows, doors and all frames shall be kept in sound conditions, good repair and weather tight. Where windows and doors have been sealed by plastic or other materials for weather proofing, said materials shall be maintained in a skilled manner. Window and door screens, while not required by this article, shall be maintained in a skilled manner.

3-03.03-80 [Glazing]

All glazing materials shall be maintained free from cracks and holes. Glazing with holes, cracks, or that is partially or wholly missing shall be replaced within thirty (30) days of the incident that caused the defect.

3-03.03-90 [Accessory Structures]

All accessory sheds, fences, walls and other similar structures shall be maintained in a sound condition and in good repair.